

NO TRANSFER  
TAX PAIDWARRANTY DEED  
001866

MARK S. KIERSTEAD, of Canaan, County of Somerset, State of Maine,  
and JOHN D. KOONS, of Sidney, County of Kennebec, State of Maine,  
for consideration paid, hereby grant to JOHN D. KOONS, whose  
mailing address is RR #1, Box 5800, Oakland, Maine 04963, with  
Warranty Covenants, certain real estate, more particularly  
described as follows:

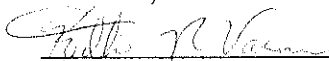
The unit known and designated as Unit #1 in 97A Western Avenue  
Condominium located in Waterville, County of Kennebec and State of  
Maine, as shown on the Condominium Plats by Thayer Engineering  
Company, entitled "Plan of 97A Western Avenue Condominium" filed in  
the Kennebec County Registry of Deeds in Plan File #E-93169.

Specific reference is made to 97A Western Avenue Condominium  
Declaration under the Maine Condominium Act of the Revised Statutes  
of the State of Maine, which Declaration is dated January 13, 1994  
and recorded in said Registry of Deeds in Book 4606, Page 3. The  
aforesaid Plats are Exhibit C to the Declaration.


Any and all rights, easements, privileges and appurtenances  
belonging to the Unit are hereby conveyed. This conveyance is  
subject to the terms, conditions, agreements, covenants,  
restrictions, obligations and easements contained or referred to in  
the above-referenced Declaration.

Being a portion of the premises acquired by John D. Koons by  
Warranty Deed dated June 14, 1990 and recorded in the Kennebec  
County Registry of Deeds in Book 4427, Page 328, as corrected in  
Book 4427, Page 330 and by Mark S. Kierstead by Warranty Deed dated  
February 28, 1979 and recorded in the Kennebec County Registry of  
Deeds in Book 2188, Page 29.

IN WITNESS WHEREOF, the said MARK S. KIERSTEAD and JOHN D.  
KOONS have set their hands and seals this 19th day of  
January, 1994.

  
Witness

  
MARK S. KIERSTEAD

  
Witness

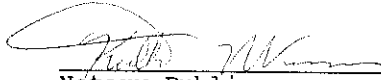
  
JOHN D. KOONS

STATE OF MAINE  
KENNEBEC, ss.

January 19, 1994

Then personally appeared the above-named Mark S. Kierstead and John D. Koons and acknowledged the above instrument to be their free act and deed.

Before me,


  
\_\_\_\_\_  
Notary Public  
Attorney-at-Law

K. R. Varnum  
\_\_\_\_\_  
(Print Name)

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ATTEST:   
REGISTER OF DEEDS

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